

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for **Tuesday, May 5th, 2015 at 5:30 p.m.** in the Council Chambers in City Hall at 280 Grove St., 2<sup>nd</sup> floor, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:           **THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE.**
8. Review and discussion of proposed amendments to the Powerhouse Arts District Redevelopment Plan to create a new Southern Edge Transition District. Formal action may be taken.
9. Case: P15- 024 Minor Site Plan with deviations  
Applicant: Continuum Design  
Attorney: Rita McKenna  
Review Planner: Maryann Bucci-Carter, PP AICP  
Address: 220 York Street  
Block: 14102 Lot: 35.01  
Zone: Majestic II Redevelopment Plan & the Van Vorst Park Historic District  
Description: New infill construction of a 3-story, 4 DU Residential Townhouse  
Deviation: lot coverage  
**Carried from April 21<sup>st</sup> meeting.**
10. Case: P12-064.1 Preliminary & Final Major Site Plan Amendment with deviation  
Applicant: PSE&G Delivery Projects and Construction  
Attorney: Robert A. Verdibello, Esq.  
Review Planner: Maryann Bucci-Carter, PP AICP  
Address: 427-451 Grand Street  
Block: 15702 Lot: 1,6,8, Part of 4 & 5  
Zone: Grand Jersey Redevelopment Plan  
Description: National Grid and Energy Strong Improvements to the power station and new perimeter fencing and landscaping  
Deviation: Fencing and buffering deviation are being requested at specific property lives where additional screening is not needed.
11. Case: P15-025 Minor Site Plan Interim Use  
Applicant: Anthony J. Orrico, DMD  
Attorney: Nick Cherami, Esq.  
Review Planner: Matt Ward, AICP  
Address: 198 Van Vorst St.  
Block: 14204 Lot: 1  
Zone: Tidewater Basin Redevelopment Plan  
Description: New 1,356 sf dentist office
12. Case: P15-008 Preliminary & Final Major Site Plan with Variances  
Applicant: 415 Monmouth Group, LLC  
Attorney: Jason R. Tuvel, Esq.  
Review Planner: Matt Ward, AICP  
Address: 415 Monmouth Street  
Block: 9902 Lot: 18  
Zone: NC - Neighborhood Commercial  
Description: Rehabilitation of an existing 3-story mixed use building into a 4-unit residential building with roof and rear additions.  
Variance: Ceiling height on 2nd and 3rd floor is below the required minimum.
- 13.. Case: P15-027 Preliminary & Final Major Site Plan  
Applicant: Hudson Main Holdings, LLC  
Attorney: W. Nevins McCann  
Review Planner: Jeff Wenger, AICP  
Address: 143 Chapel Ave.  
Block: 27401 Lot: 41  
Zone: Chapel Avenue Industrial Park  
Description: New construction of a 47,668 square foot industrial building in two phases.
14. Memorialization of Resolutions
15. Executive Session, as needed, to discuss litigation, personnel or other matters
16. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD